

Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.

This would permit a 19' by 17' portion of an existing carport that is proposed to encroach into the front yard setback and to be located to within 5 feet of the front property line.

The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

BACKGROUND

The applicant built a carport without permit and is requesting to keep 323 square feet of the existing 454 square feet carport. Approximately 131 square feet will be demolished to comply with the requirements of the Special Exception. The plans shall indicate that the roof of the carport is not higher than the roof of the house and that the carport shall match the house in materials and design. There is a utility easement at the front property line; the applicant's representative has been requested to contact the utility companies for letters of no objection to build over the easement. The Building Permits & Inspection Division has reviewed the structural plans and notes several needed corrections.

CALCULATIONS

Permitted carport area = 343.8 sq. ft. (1,719 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 323 sq. ft. (19' x 17')

Required front and rear yard setback total = 45'

Requested front yard setback = 5'

STAFF RECOMMENDATION

Staff recommendation is pending receipt of revised elevation and structural drawings and written responses from utility companies.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.

Property Information:
 12597 GILDED SUN
 34 Gilded Sun
 Unit #8
 Lot #43

Property Line

Driveway
 19'-0" x 16'-8" (317 sq. ft.)
 19'-0" x 16'-8" (317 sq. ft.)

NEW CARPORT
 19'-0" x 16'-8" (317 sq. ft.)

Existing Home
 40'-3" x 56'-1" (1719 sq. ft.)
 Lot Size 50'-10" x 105'-6"

Front
 14'-5" x 10'-11" (145 sq. ft.)

Back
 10'-1" x 32'-5" (327 sq. ft.)

Pool
 20'-1" x 37'-1"

Site Plan

Property Line

A hand-drawn site plan of a property. The plan shows a rectangular lot with a dashed line indicating the 'PROPERTY' boundary. A 'DRIVEWAY' is shown on the right side, with an arrow pointing towards the 'EXISTING HOUSE'. The 'EXISTING HOUSE' is a large rectangle with a small square window. To the left of the house is a 'NEW CARPORT' area. A 'SLOPE' is indicated by a triangle and the word 'SLOPE'. The 'LEFT SIDE' of the property is labeled. The 'EXISTING ROCK WALL' is shown on the right side of the house. The 'DRIVEWAY' is 10'-0" wide, as indicated by a dimension line.

DRIVE WAY

NEW CARPOLT

PROPERTY

EXISTING HOUSE

scope

NEW CARPORT

GARAGE

FRONT VIEW

EXISTING HOUSE

EXISTING BACK DOOR

BACK
PROPERTY

8	EXISTING BOX WALL
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NEW CARPORT

Existing Abuse

EXISTING PORCH

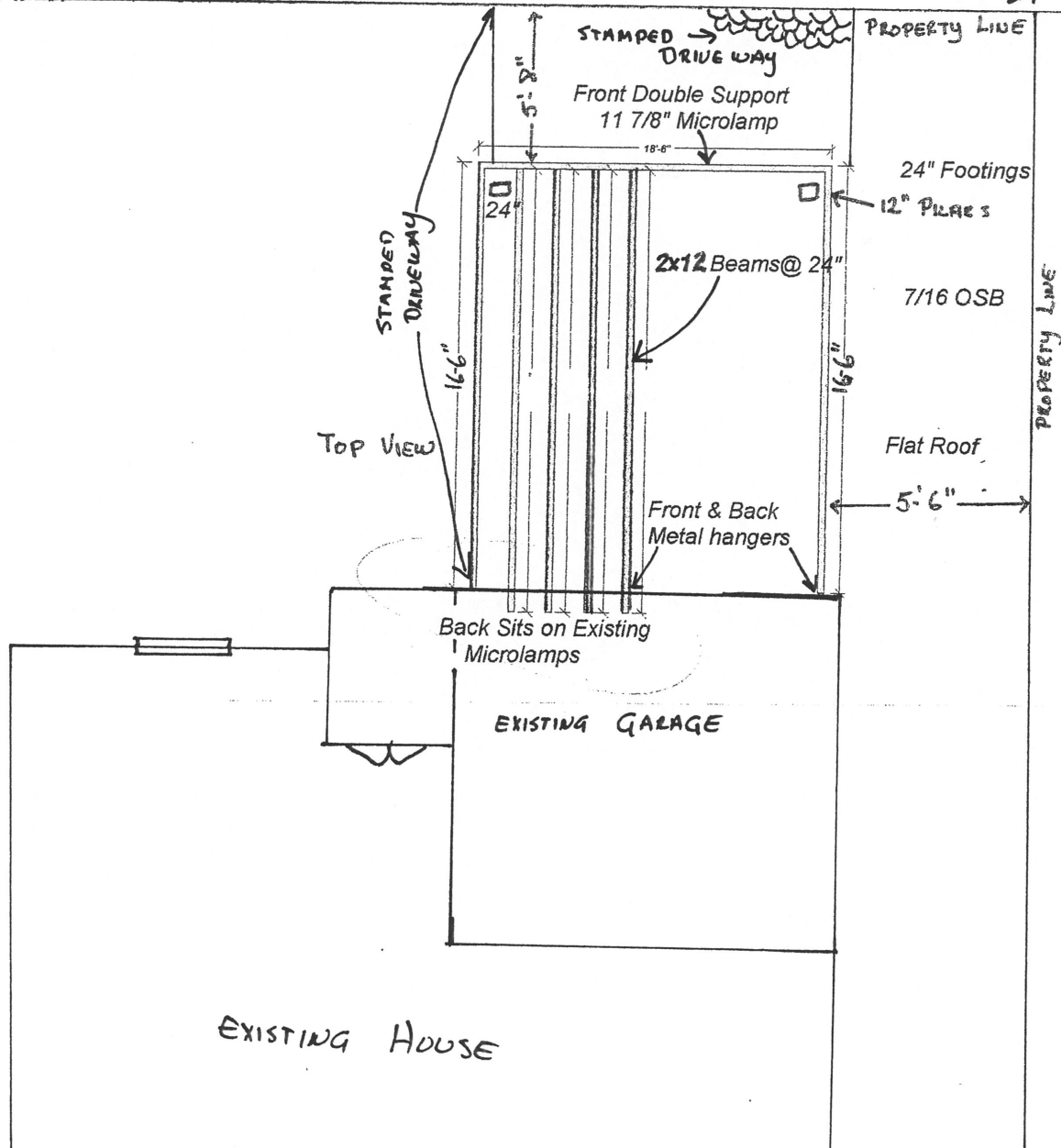
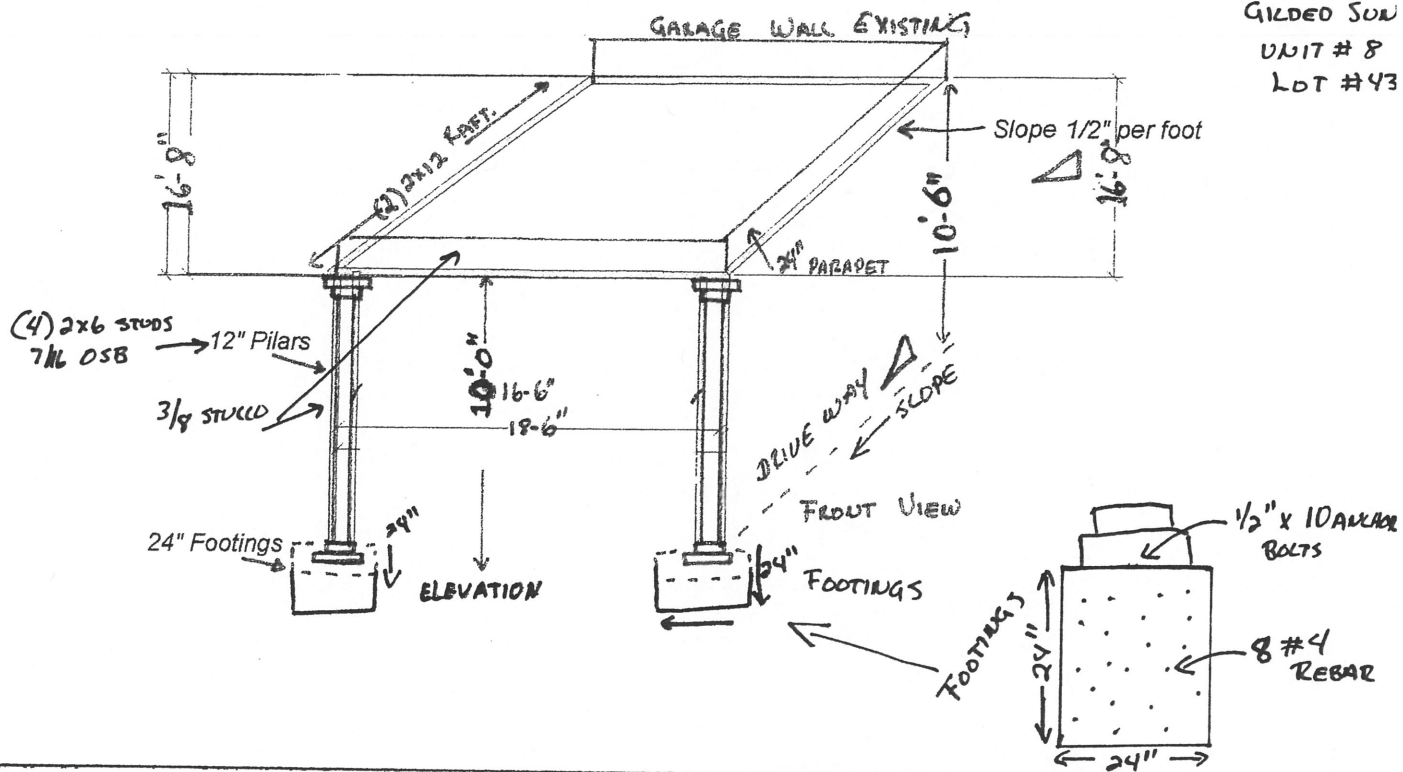
RIGHT SIDE

Drive way

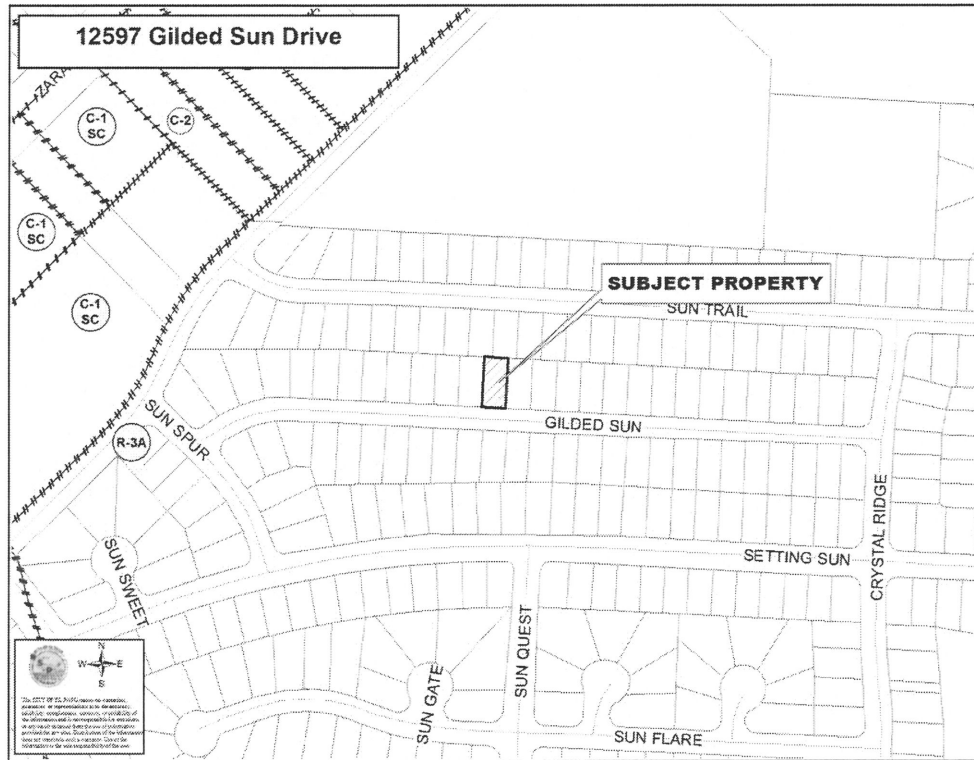
EXISTING ROCK WALL

EXISTING

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ZONING MAP



NOTIFICATION MAP

